

**RECOMMENDATION OF THE**  
**URBAN COUNTY PLANNING COMMISSION**  
**OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

IN RE: **PLN-MAR-17-00039: ANDERSON LURADANE, LLC** - petition for a zone map amendment from a Single Family Residential (R-1D) zone to a High Density Apartment (R-4) zone, for 0.92 net (1.06 gross) acres, for properties located at 135, 137 & 139 American Avenue and 112, 114, 116 & 118 Burley Avenue. (Council District 3)

Having considered the above matter on **December 14, 2017**, at a Public Hearing, and having voted **9-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of this matter for the following reasons:

1. The proposed High Density Apartment (R-4) zone is in substantial agreement with the 2013 Comprehensive Plan, for the following reasons:
  - a. The Goals and Objectives recommend growing successful neighborhoods through expanded housing choices that address the market needs for all residents (Theme A, Goal #1b.). The petitioner proposes the addition of 24 one-bedroom dwelling units, and maintaining four 3-4 bedroom units, which creates a variety of dwelling unit types in the immediate area that complement the existing neighborhood. Such mixing of housing types also encourages stability in the neighborhood.
  - b. The Goals and Objectives encourage infill development throughout the Urban Service Area as a strategic component of growth for our community (Theme A, Goal #2) and to encourage compact, contiguous and/or mixed-use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth (Theme E, Goal #1b). The petitioner proposes to increase the density of the subject property, from 7.6 dwelling units per acre to 30.57 dwelling units per acre. These Goals and Objectives are furthered by the applicant's proposal to create affordable, safe/secure high density residential dwelling units, which will allow students and others to live near the University of Kentucky.
  - c. The Goals and Objectives recommend providing well-designed neighborhoods that are connected for all modes of transportation (Theme A, Goal #3b.), and working to achieve an effective and comprehensive transportation system for the community (Theme D, Goal #1). The petitioner is providing sidewalks and increased right-of-way pavement to provide adequate infrastructure to accommodate all modes of transportation.
  - d. Chapter 3 (Growing Successful Neighborhoods) and Chapter 7 (Maintaining a Balance Between Planning for Urban Uses and Safeguarding Rural Land) of the Comprehensive Plan emphasize the importance of safe, secure, well-designed neighborhoods that are context sensitive, compatible with the surrounding area, and compact, contiguous and/or mixed-use sustainable development. The proposed two-story development will be consistent in scale and mass with the surrounding neighborhood.
2. This recommendation is made subject to approval and certification of **PLN-MJDP-17-00106: SULLIVAN PARK AND DEVEREUX SUBDIVISION**, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

ATTEST: This 19<sup>th</sup> day of January, 2018.

  
Secretary, Jim Duncan

**WILLIAM WILSON**  
CHAIR

Note: The corollary development plan, PLN-MJDP-17-00106: SULLIVAN PARK AND DEVEREUX SUBDIVISION was approved by the Planning Commission on December 14, 2017 and certified on December 28, 2017.

Note: A dimensional variance was approved to reduce the required front yard along American Avenue from 20 feet to 8 feet.

K.R.S. 100.211(7) requires that the Council take action on this request by March 14, 2018.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Richard Murphy, attorney.**

**OBJECTORS**

- Walt Gaffield, 2001 Bamboo Drive
- Frances Hisle, 166 and 170 American Avenue
- Amy Clark, 628 Kastle Road
- Ginny Daley, 136 Burley Avenue

**OBJECTIONS**

- Voiced concerns about this development being poorly designed and out of context with the existing area.
- Voiced concerns about the capacity of streets in this area to handle increased in traffic and concern for pedestrians in the area.
- Voiced concerns about the front yard variance being incompatible with the existing setbacks, and that altering the parking requirements would impact density.
- Voiced concerns about the negative impacts that this project will have on the neighborhood, noting the development is too dense and it would do more harm than good.

**VOTES WERE AS FOLLOWS:**

AYES: (9) Bell, Berkley, Cravens, Forester, Mundy, Owens, Penn, Plumlee, and Wilson

NAYS: (0)

ABSENT: (2) Brewer and Richardson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-17-00039** carried.

Enclosures: Application  
Plat  
Staff Report  
Applicable excerpts of minutes of above meeting